



PROPERTY DESCRIPTION

This retail pad site, with excellent visibility and access, is being offered as a ground lease or build-to-suit.

- . Drive-thru availability
- . Offered shared parking

Town & Country Shopping Center is located in the heart of Midwest City at Reno and Air Depot.

Retailers get the benefit of not only the growth of the economic market (Tinker Air Force Base, Boeing, etc) but also strong co-tenancy including Ross Dress For Less, Westlake, Aarons and more.

OFFERING SUMMARY

Lease Rate:	Negotiable
Outparcel Size:	0.43 Acres
Lot Size:	14.43 Acres
Building Size:	131,431 SF
	02252025

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TOWN & COUNTRY CENTER - PAD SITE AVAILABLE 7015 E RENO AVE, MIDWEST CITY, OK 73110



Executive Summary

7015 E Reno Ave, Oklahoma City, Oklahoma, 73110
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.46576
Longitude: -97.40513

	1 mile	3 miles	5 miles
Population			
2010 Population	12,965	57,784	114,247
2020 Population	13,105	58,638	116,809
2024 Population	13,358	59,052	118,654
2029 Population	13,455	59,535	120,164
2010-2020 Annual Rate	0.11%	0.15%	0.22%
2020-2024 Annual Rate	0.45%	0.17%	0.37%
2024-2029 Annual Rate	0.14%	0.16%	0.25%
2020 Male Population	47.7%	47.6%	47.9%
2020 Female Population	52.3%	52.4%	52.1%
2020 Median Age	36.9	35.6	36.2
2024 Male Population	48.6%	48.5%	48.8%
2024 Female Population	51.4%	51.5%	51.2%
2024 Median Age	37.5	36.1	36.5
In the identified area, the current year population is 118,654. In 2020, the Census count in the area was 116,809. The rate of change since 2020 was 0.37% annually. The five-year projection for the population in the area is 120,164 representing a change of 0.25% annually from 2024 to 2029. Currently, the population is 48.8% male and 51.2% female.			
Median Age			
The median age in this area is 36.5, compared to U.S. median age of 39.3.			
Race and Ethnicity			
2024 White Alone	55.5%	49.8%	45.6%
2024 Black Alone	20.6%	26.1%	29.8%
2024 American Indian/Alaska Native Alone	4.1%	4.2%	3.9%
2024 Asian Alone	2.3%	1.7%	2.0%
2024 Pacific Islander Alone	0.2%	0.2%	0.2%
2024 Other Race	2.9%	2.9%	5.0%
2024 Two or More Races	14.4%	14.1%	13.4%
2024 Hispanic Origin (Any Race)	9.2%	10.6%	11.9%
Persons of Hispanic origin represent 11.9% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 74.8 in the identified area, compared to 72.5 for the U.S. as a whole.			
Households			
2024 Wealth Index	49	41	49
2010 Households	5,693	23,932	45,928
2020 Households	5,689	24,589	47,103
2024 Households	5,736	24,586	48,144
2029 Households	5,796	24,922	49,054
2010-2020 Annual Rate	-0.01%	0.17%	0.25%
2020-2024 Annual Rate	0.19%	0.23%	0.52%
2024-2029 Annual Rate	0.21%	0.27%	0.38%
2024 Average Household Size	2.30	2.35	2.42
The household count in this area has changed from 47,101 in 2020 to 48,144 in the current year, a change of 0.52% annually. The five-year projection of households is 49,054, a change of 0.38% annually from the current year total. Average household size is currently 2.42, compared to 2.43 in the year 2020. The number of families in the current year is 26,677 in the specified area.			

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini Index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini Index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

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